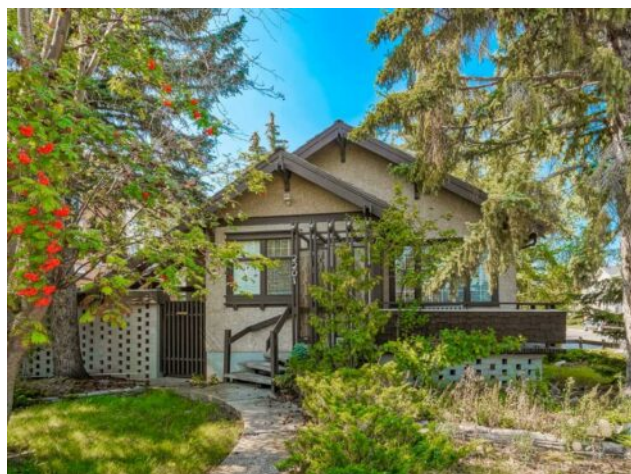


**2201 26A Street SW
Calgary, Alberta**

MLS # A2253718



\$900,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1934 (91 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: n/aa

Prime Development Opportunity in Killarney! Discover the perfect investment opportunity with this 3-bedroom, 2-bathroom home situated on a large 50' x 125' CORNER lot in the sought-after neighborhood of Killarney. Located on a quiet street, this spacious lot is an ideal choice for developers and investors. With R-CG zoning, this property offers a fantastic opportunity for multi-family development. Enjoy the convenience of being just minutes from downtown, with easy access to transit, schools, parks, and local amenities. Whether you're looking to build or hold, this property offers endless potential in a high-demand area. Don't miss your chance to secure a prime redevelopment site — contact us today to book a viewing!